

# \$1,375,000 - 1, 825 5th Street, Canmore

MLS® #A2199474

## \$1,375,000

3 Bedroom, 4.00 Bathroom, 1,697 sqft  
Residential on 0.15 Acres

South Canmore, Canmore, Alberta

Welcome to this beautifully updated 3-bed, 4-bath townhouse, built by Fournier Construction. Perfectly situated just steps from the Bow River, downtown Canmore, and Lawrence Grassi Middle School. This three-level home has been thoughtfully renovated, with the top floor now featuring newly renovated bathrooms. The renovations transformed the space into a private ensuite for the primary bedroom and a modern shared bathroom, enhancing comfort and functionality. The main entry level provides easy access with heated floor and a private bedroom with ensuite. While the second level is the heart of the home, featuring an open-concept kitchen, dining, and living area—ideal for entertaining or relaxing after a day in the mountains. Additional recent upgrades include a new hot water tank and new roof, ensuring long-term peace of mind. Experience the best of Canmore living in this amazing downtown home—modern comforts, unbeatable location, and mountain charm all in one!

Built in 2003

### Essential Information

MLS® #	A2199474
Price	\$1,375,000
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,697
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1, 825 5th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2G1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s)
Appliances	Electric Oven, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Basement	None

### **Exterior**

Exterior Features	Balcony, Other
Lot Description	Level, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Stucco, Wood Siding, Log
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	7
Zoning	R4

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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